



## Land Use & Environment Committee

### Missing Middle Housing Recommendation Revisions

**Agenda Date:** 10/4/2018  
**Agenda Item Number:** 6.A  
**File Number:** 18-0940

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**Type:** recommendation   **Version:** 1   **Status:** Filed

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#### **Title**

Missing Middle Housing Recommendation Revisions

#### **Recommended Action**

##### **Committee Recommendation:**

Council referred this topic to the Land Use and Environment Committee to recommend revisions to the Planning Commission's recommendation of an ordinance to address Missing Middle housing, as shown in attached recommending revisions document and text provided by staff.

##### **City Manager Recommendation:**

Recommend revisions to the Planning Commission's recommendation of an ordinance to address Missing Middle housing.

#### **Report**

##### **Issue:**

Whether to revise the ordinance recommended by the Planning Commission related to:

1. Defining on-street parking when considered in combination with off-street parking requirements
2. Whether to limit the number of townhouse units in a single structure
3. Which portions of the R4-8 zoning district are appropriate to permit triplexes, fourplexes and courtyard apartments, particularly in relation to transit routes, commercial zoning, and neighborhood centers.

##### **Staff Contact:**

Leonard Bauer, Deputy Director, Community Planning & Development, 360.753.8206

##### **Presenter(s):**

Leonard Bauer, Deputy Director, Community Planning & Development

##### **Background and Analysis:**

The Missing Middle Housing analysis was initiated to implement several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (see attached link). The Missing Middle web page contains detailed information on the entire Missing Middle review process, public outreach, draft staff recommendations, written public comments to the Planning

Commission, and the Determination of Non-Significance issued February 27, 2018, under the State Environmental Policy Act. It also contains the Planning Commission recommendations, including a draft ordinance.

At its September 11, 2018 meeting, the City Council considered the Planning Commission's recommendations. Two of the 43 total recommendations were referred to the Land Use and Environment Committee (LUEC) for further work: 1) a proposal to delete the current provision limiting townhouse structures to no more than four units, and 2) proposed changes to the R4-8 zoning district to permit triplexes, fourplexes and courtyard apartments near transit routes and commercial zoning districts. Also, the Council directed staff to clarify language regarding when on-street parking may be considered in combination with off-street parking requirements for missing middle housing.

The LUEC held an initial discussion of the two referred issues at its September 20 meeting, and directed staff to provide analysis for its review of the following revisions:

- 1) Allow structures of more than four townhouses but require review by the Design Review Board;
- 2) Permit triplexes, fourplexes and courtyard apartments in the R4-8 zoning district within 600 feet of commercial zoning, neighborhood center zoning, and major collector streets that serve as transit routes (see attached "Alternate 2" for results of this analysis);
- 3) Definition of on-street parking spaces that, when available, allow for a .5-space reduction in off-street parking requirements.

Staff will provide draft language to implement Number 1 and Number 3 above at the Committee's meeting.

**Neighborhood/Community Interests (if known):**

The Missing Middle Housing Analysis has garnered significant community and neighborhood interest. There is a large e-mail list of interested parties, and the Coalition of Neighborhood Associations has had regular briefings and discussions monthly during 2017 and 2018. Staff have provided updates and taken comment at numerous meetings with neighborhood associations and other organizations. Written comments received by the Planning Commission are posted on the Missing Middle web page. The City Council has received extensive written comments on the Planning Commission recommendations.

**Options:**

1. Recommend revisions to the Planning Commission's recommendation of an ordinance to address Missing Middle housing, as shown in Attachments provided by staff.
2. Direct staff to draft alternative revisions to the Planning Commission's recommendation.
3. Recommend adoption of the Planning Commission's recommendations.
4. Recommend the Planning Commission's recommendations not be adopted.

**Financial Impact:**

The Missing Middle analysis was included as part of the adopted City budget. Draft recommendations may have long-term impacts to property tax revenues and infrastructure expenditures for the City.

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**Attachments:**

Recommended revisions - Alternative 1

Recommended revisions - Alternative 2

Missing Middle web page